

**PLANNING APPLICATION FOR ROCK HOUSE, MILL LANE, BS16 1SA  
FLOOD RISK ASSESSMENT.**

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**ROCK HOUSE, MILL LANE, BS16 1SA**

**The above property as defined on the Environment Agency Flood Map falls within Flood Zone 2/3**

**Flood Zone 3 - Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding. (Land shown in light blue on the Flood Map)**

**Under Planning Policy Statement 25 Flood Risk Vulnerability and Flood Zone Compatibility – it shows that Household extensions are permissible and that certain flood barriers may be requested.**

**Evaluation**

**As the areas falling with Flood Zone 2 & 3 only cover a small area of the front garden on the banks of Bradley Brook this gives no risk of flooding to the actual property buildings. Rock House is set much further back in the site and several metres above the ground level in Flood Zone 3. The building itself sits within Flood Zone 1 and therefore no flood risk is apparent.**